

EXHIBIT A – RECEIVER’S MONTHLY REPORT – June 2014

Financial Report for Business

For the Period Beginning June 1, 2014 and Ending June 30, 2014

Name of Entity: Greenville AL Hotel, LLC

Case Number: 1:11-CV-04171-TWT

Date of Receivership: January 23, 2012

1 CASH AT BEGINNING OF PERIOD	\$	33,353.39
2A RECEIPTS: CASH		
B. Collections on Post-Petition A/R	100,292.89	
C. Receipts from Plaintiff	-	
2B VOIDED CHECKS		
3 TOTAL RECEIPTS		100,292.89
4 TOTAL CASH AVAILABLE FOR OPERATIONS		133,646.28
A POST-PETITION EXPENSES		
a. Accounting		2,734.72
b. Advertising		959.00
c. Amenities		914.42
d. Bank Charges & Credit Card Fees		1,779.85
e. Breakfast Food		4,919.15
f. Cable		1,468.66
g. Commissions		61.01
h. Contract Services		2,083.34
i. Franchise Fees		9,068.55
k. Insurance		1,443.80
j. Net Payroll		10,862.70
k. Payroll taxes		2,157.46
l. Receiver/Management Fees & Expenses		5,000.00
m. Repairs & Maintenance		18,279.93
n. Sales Tax		10,893.14
o. Supplies		3,466.51
p. Telephone		533.87
q. Travel		934.25
v. Utilities		7,174.05
w. Taxes		-
Sub-Total Post-Petition Expenses		84,734.41
6 TOTAL CASH DISBURSEMENTS		84,734.41
7 ENDING CASH BALANCE (Line 4 - Line 6)	\$	48,911.87

ATTACHMENT 2

ACCOUNTS PAYABLE REPORT

For the Period Beginning June 1, 2014 and Ending June 30, 2014

Name of Entity: Greenville AL Hotel, LLC

Case Number: 1:11-CV-04171-TWT

In the space below list all invoices or bills incurred and not paid since the filing of the petition.
Do not include amounts owed prior to filing the petition.

Date Incurred	Days Outstanding	Vendor	Description	Amount
06/01/2014		HD Supply	Supplies/Cleaning	45.19
06/06/2014		HD Supply	Amenities/Linens	870.41
06/06/2014		HD Supply	Amenities	164.18
06/10/2014		HD Supply	Amenities/Linens	387.72
06/11/2014		HD Supply	Office Supplies	76.63
06/11/2014		HD Supply	Amenities	99.63
06/11/2014	9	Crace Galvis McGrath, LLC	Accounting /Postage	2,610.00
06/11/2014	9	Southeast Alabama Gas District	Utilities	971.79
06/12/2014		HD Supply	Amenities/Repairs/Supplies	348.43
06/13/2014		HD Supply	Amenities/Breakfast	87.50
06/13/2014	7	Brighthouse	Cable	1,468.66
06/15/2014		Lamar	Advertising	309.00
06/16/2014		Lee Electric Inc	Repair /Maintenance	108.13
06/16/2014		Lee Electric Inc	Repair /Maintenance	108.13
06/16/2014		Cardon's	Breakfast Expense	159.12
06/16/2014	4	Protection 1 Security Solutions	Security	84.00
06/18/2014		Toner Ink World	Supplies/Office	69.98
06/19/2014		Coca-Cola Refreshments	Vending Supplies	117.60
06/19/2014		Charter Fire Systems, Inc.	Inspections	800.00
06/19/2014		Toner Ink World	Supplies/Office	34.99
06/20/2014		HD Supply	Amenities/Supplies	770.96
06/23/2014		HD Supply	Amenities/Supplies	91.72
06/25/2014		Travel America Visitor Guide	Marketing	127.00
06/25/2014		Lamar	Advertising	600.00
06/26/2014		Jeff McLaughlin	Breakfast/Supplies/Travel	677.86
06/26/2014		Alabama Power	Utilities	290.96
06/26/2014		Alabama Power	Utilities	4,312.20
06/27/2014		HD Supply	Amenities/Supplies	240.24
06/27/2014	3	Sysco Gulf Coast, Inc	Breakfast Expense	1,464.61
06/30/2014		Jeff McLaughlin	Contract GM	2,083.34
06/30/2014		Valor Hospitality Partners	Receiver/Computer	5,015.00
06/30/2014		Gene's Lawn Service	Landscaping	190.00
06/30/2014		Greenville Water	Utilities	2,107.56
06/30/2014		Greenville Water	Utilities	16.24
06/30/2014		Creative Breakfast Concepts, Inc.	Breakfast Expense	5.22
				<u>26,914.00</u>

ACCOUNTS PAYABLE RECONCILIATION

Opening Balance Post Petition Payables(total from prior period)	23,166.75
Less: Payments of Prior Period Payables	(23,166.75)
Plus: New Indebtedness Incurred This Month	26,914.00
Plus: Prior Accounts Payable (Pre-Petition Payables)	0.00
Ending Month Balance	<u>26,914.00</u>

ATTACHMENT 3

BANK ACCOUNT RECONCILIATION

For the Period Beginning June 1, 2014 and Ending June 30, 2014

Name of Entity: Greenville AL Hotel, LLC

Case Number: 1:11-CV-04171-TWT

A separate sheet is required for each bank account, including all savings and investments accounts, i.e. certificates of deposit, money market accounts, stocks and bonds, etc.

NAME OF BANK: BB&T
 ACCOUNT NAME: McGlashan Hospitality-Quality Inn Greenville
 ACCOUNT NUMBER: 82193
 PURPOSE OF ACCOUNT: Operating

Beginning Balance	\$ 33,256.65
Charge Back	-
Total Deposits Made	100,292.89
Total Amount of Checks Written/Wires Sent**	(84,369.90)
C/C Fees & Commissions	(1,455.85)
Closing Balances	<u>\$ 47,723.79</u>

Number of First Check Written this Period	1980
Number of Last Check Written this Period	<u>2030</u>
Total number of Checks Written this Period	<u>51</u>

** This amount include \$14,435.50 transferred from the Operating Account to the Payroll Account

CHECK REGISTER

For the Period Beginning June 1, 2014 and Ending June 30, 2014

Name of Entity: Greenville AL Hotel, LLC

Case Number: 1:11-CV-04171-TWT

NAME OF BANK: BB&T
ACCOUNT NAME: McGlashan Hospitality-Quality Inn Greenville
ACCOUNT NUMBER: 82193
PURPOSE OF ACCOUNT: Operating

Account for All Check Numbers, Including Voided, Lost, Stopped Payments, Etc.

Date	Check Number	Payee	Purpose	Amount
06/02/2014	1980	Alabama Laundry Equipment LLC	Repair and Maintenance	3,714.00
06/09/2014	1981	Alabama Power	Utilities	3,827.95
06/09/2014	1982	Brighthouse	Cable	1,468.66
06/09/2014	1983	Camellia Communications	Telephone	533.87
06/09/2014	1984	Camellia Printing	Printing	21.45
06/09/2014	1985	Cash	Supplies/Breakfast	210.19
06/09/2014	1986	Gene's Lawn Service	Landscaping	190.00
06/09/2014	1987	Greenville Newspapers	Advertising	50.00
06/09/2014	1988	Greenville Water	Utilities	2,406.23
06/09/2014	1989	Jeff McLaughlin	Travel/Supplies	1,382.96
06/09/2014	1990	KOR Systems	Computer Maintenance	5,272.31
06/09/2014	1991	Southeast Alabama Gas District	Utilities	939.87
06/09/2014	1992	Spir Leak, Inc.	Repair and Maintenance	600.00
06/09/2014	1993	Sysco Gulf Coast, Inc	Breakfast Expense	1,490.03
06/09/2014	1994	Deveron Mays or Mays Pools	Repair and Maintenance	531.28
06/13/2014	1995	Alabama Dumpster	Waste Management	257.14
06/13/2014	1996	Cardon's	Breakfast Expense	159.12
06/13/2014	1997	Coca-Cola Refreshments	Vending Expense	195.84
06/13/2014	1998	Crace Galvis McGrath, LLC	Accounting/Postage	2,734.72
06/13/2014	1999	HD Supply	Amentities/Repairs/Supplies	1,073.65
06/13/2014	2000	Jeff McLaughlin	Contract MG/Travel/Supplies	2,708.90
06/13/2014	2001	Lamar	Advertising	309.00
06/13/2014	2002	Orkin	Pest Control	112.00
06/13/2014	2003	Sysco Gulf Coast, Inc	Breakfast Expense	1,469.55
06/13/2014	2004	USA Today	Amentities	109.23
06/13/2014	2005	Western Hotel Supply	Uniforms	529.70
06/13/2014	2006	KOR Systems	Computer Maintenance	3,163.38
06/19/2014	2007	DeMarcus Crenshaw	Repair and Maintenance	214.60
06/19/2014	2008	Cash	Repairs/Breakfast/Supplies	176.72
06/19/2014	2009	Clec, Inc	Repair and Maintenance	229.17
06/19/2014	2010	Creative Breakfast Concepts, Inc.	Supplies	80.91
06/19/2014	2011	Ecolab	Cleaning Supplies	296.18
06/19/2014	2012	HD Supply	Supplies/Repairs/Amentities/Breakfast	1,363.56
06/19/2014	2013	Lamar	Advertising	600.00
06/19/2014	2014	Norris Plumbing Company, Inc.	Repair and Maintenance	135.00
06/19/2014	2015	Protection 1 Security Solutions	Security	125.00
06/19/2014	2016	Toner Ink World	Office Supplies	69.98
06/19/2014	2017	Valor Hospitality Partners	Management Fees	5,016.13
06/19/2014	2018	Western Hotel Supply	Uniforms	39.95
06/19/2014	MAT06194	Alabama Department of Revenue	Sales Tax	3,127.52
06/19/2014	2019	City of Greenville	Hotel/Motel Tax	7,765.62
06/25/2014	2020	Auto-Chlor Services, LLC	Cleaning Supplies	384.17
06/25/2014	2021	Cash	Supplies/Breakfast	151.28
06/25/2014	2022	Choice Hotels International Travel Agent	Commissions	61.01
06/25/2014	2023	Choice Hotels Intl	Franchise Fees	9,068.55
06/25/2014	2024	Ecolab	Cleaning Supplies	28.14
06/25/2014	2025	HD Supply	Supplies	167.07
06/25/2014	2026	Jeff McLaughlin	Travel/Supplies	615.13
06/25/2014	2027	Sysco Gulf Coast, Inc	Breakfast Expense	1,127.03
06/25/2014	2028	Deveron Mays or Mays Pools	Repair and Maintenance	1,906.60
06/25/2014	2029	DeMarcus Crenshaw	Repair and Maintenance	280.25
06/27/2014	2030	First Insurance Funding Group	Insurance	1,443.80
				<u>\$ 69,934.40</u>

ATTACHMENT 5

BANK ACCOUNT RECONCILIATION

For the Period Beginning June 1, 2014 and Ending June 30, 2014

Name of Entity: Greenville AL Hotel, LLC

Case Number: 1:11-CV-04171-TWT

A separate sheet is required for each bank account, including all savings and investments accounts, i.e. certificates of deposit, money market accounts, stocks and bonds, etc.

NAME OF BANK:	BB&T
ACCOUNT NAME:	McGlashan Hospitality-Quality Inn Greenville
ACCOUNT NUMBER:	82215
PURPOSE OF ACCOUNT:	Payroll

Beginning Balance	\$ 96.74
Total Deposits Made*	14,435.50
Total Amount of Checks Written/Wires Sent	(13,020.16)
Bank Charges	(324.00)
Closing Balances	<u>\$ 1,188.08</u>

Number of First Check Written this Period	1941
Number of Last Check Written this Period	<u>1975</u>
Total number of Checks Written this Period	<u>35</u>

* This amounts include \$14,435.50 transferred from the Operating Account to the Payroll Account.

ATTACHMENT 6

CHECK REGISTER

For the Period Beginning June 1, 2014 and Ending June 30, 2014

Name of Entity: Greenville AL Hotel, LLC

Case Number: 1:11-CV-04171-TWT

NAME OF BANK: BB&T
ACCOUNT NAME: McGlashan Hospitality-Quality Inn Greenville
ACCOUNT NUMBER: 82215
PURPOSE OF ACCOUNT: Payroll

Account for All Check Numbers, Including Voided, Lost, Stopped Payments, Etc.

Date	Check Number	Payee	Purpose	Amount
06/11/2014	E-pay	Department of the Treasury	Payroll Tax Deposit	2,157.46
06/11/2014	1941	Audrey L Smith	Wages	232.46
06/11/2014	1942	Cassandra E. Hawkins	Wages	319.64
06/11/2014	1943	Courtney L Harrison	Wages	544.25
06/11/2014	1944	Debra A Crenshaw	Wages	270.47
06/11/2014	1945	Felicia I Patterson	Wages	94.08
06/11/2014	1946	Jim Maye	Wages	397.55
06/11/2014	1947	Julia M Eaddy	Wages	511.74
06/11/2014	1948	Kizzy L. McWilliams	Wages	370.71
06/11/2014	1949	Latonia Y. Thompson	Wages	156.67
06/11/2014	1950	Lovelie M Scott	Wages	460.25
06/11/2014	1951	Priscilla Peterson	Wages	360.42
06/11/2014	1952	Randolph H Peterson	Wages	166.84
06/11/2014	1953	Shakeeta N. Peagler	Wages	384.81
06/11/2014	1954	Tanorara Phifer	Wages	459.46
06/11/2014	1955	TyRhonda Whatley	Wages	343.75
06/11/2014	1956	State of Alabama Child Support Enforcemen	Garnishment	105.00
06/12/2014	1957	Shakeeta N. Peagler	Wages	57.25
06/25/2014	1958	Audrey L Smith	Wages	58.72
06/25/2014	1959	Cassandra E. Hawkins	Wages	334.60
06/25/2014	1960	Courtney L Harrison	Wages	482.09
06/25/2014	1961	Debra A Crenshaw	Wages	328.59
06/25/2014	1962	Felicia I Patterson	Wages	70.49
06/25/2014	1963	Jim Maye	Wages	414.88
06/25/2014	1964	Julia M Eaddy	Wages	448.80
06/25/2014	1965	Kizzy L. McWilliams	Wages	275.53
06/25/2014	1966	Latonia Y. Thompson	Wages	294.59
06/25/2014	1967	Lovelie M Scott	Wages	466.16
06/25/2014	1968	Priscilla Peterson	Wages	464.14
06/25/2014	1969	Randolph H Peterson	Wages	376.75
06/25/2014	1970	Shakeeta N. Peagler	Wages	508.79
06/25/2014	1971	Tanorara Phifer	Wages	424.54
06/25/2014	1972	Tiffany R. Womack	Wages	145.23
06/25/2014	1973	Tinangica R. Hawkins	Wages	148.67
06/25/2014	1974	TyRhonda Whatley	Wages	279.78
06/25/2014	1975	State of Alabama Child Support Enforcemen	Garnishment	105.00
				<u>\$ 13,020.16</u>

Tuesday, July 15, 2014

Court Appointed Receiver Report GR030 to:

RRSEF SNV ACQUISITIONS, LLC (Plaintiff)

And

GREENVILLE, AL HOTEL, LLC
CIVIL ACTION FILE No: 1:11-CV-04171-TWT

RECEIVER: McGLASHAN HOSPITALITY, LLC (MH)
Report completed and presented by: Euan McGlashan, Managing Partner, McGlashan Hospitality, LLC

Onsite team:

Mr. Jeff McLaughlin
Ms. Trisha Campbell
Mr. Euan McGlashan
Mr. Al Luciano
Ms. Mary McKee

Subject property:

QUALITY INN & SUITES, GREENVILLE, ALABAMA (QI)

To whom it may concern.

This report contains mainly up-to-date financial information on current operations with some additional notes submitted below within the Executive Summary. All commentary and reporting is factual and unbiased.



McGLASHAN HOSPITALITY LLC



Written Summary.

Staffing: Currently the General Manager position is open. We have the property staffed with an interim General Manager until a new one has been found.

Revenue:

- The QI-Greenville sold 1,584 rooms for June 2014.
- The hotel showed revenue of \$83,428 in June 2014. This is a 19% increase in revenue versus last year.
- YTD numbers thru June are at \$401,890 vs. 331,838 or a
- or a 18% increase in revenue.
- July is forecasting to have revenue of \$80k with 1503 rooms occupied.
- August is forecasting to have \$70k with 1400 occupied rooms.

Sales/Marketing:

- Rhino Truck Company has moved there business to the Quality Inn; this is about 6 rms. each, Monday thru Thursday nights.
- Superior Fire protection is booking 5 rms. per night Sun-Friday. This will continue for 2 months, going into July.
- The hotel also is advertising through the Welcome Centers of Alabama with brochures and referrals. I have signed up to be a part of the next edition for July, Aug. and September.
- Tracer Electric currently has 13 rooms in the Hotel until the end of August. Also, Hijin (affiliated with Hyundai) has 6 rooms in for the next two months, finishing in August.
- The National Guard is scheduled to come back on July 11th. This is about \$2000 for the weekend.
- Arrington Curb and Excavation has booked rooms for June and July. They will have 10 rms. For 4 nights a week in June and July.
- The hotel also has advertising with three national companies that support Elementary Education, Wedding and Bereavement throughout the county all year long.
- The Hotel currently has 3 Billboards producing 150+ room nights a month.
- Ads are currently being run in the two local newspapers, GACOC Magazine, and Market America travel book.



- The hotel is gaining momentum with online social media through constantly monitoring, responding to, and updating online sites such as Facebook, Google, Trip Advisor, Expedia, Travelocity, and Hotels.com.
- Bookings are increasing, as the summer approaches. We are aggressively working on taking Group bookings in the Market. Rate is sometimes a Challenge but we are overcoming this challenge.

Capital

- The Pool has been repaired. The leaks have been stopped and it looks great.
- We also completed installing the brand specified shower heads in the guest rooms. This is a brand requirement.
- The wireless internet is a focus for the Brand. This is the number one concern for the guests. Contract has been signed and work will begin on July 7, 2014.
- The Furniture for the 000 room will cost approximately \$1200.00 in each room. This will be replaced as cash flow permits.

Operational Overview

- The front desk has aggressively made improvement in ADR while increasing occupancy. Room nights are at 7,894 this year vs. 6284 YTD Last years.
- The hotel year to date has shown an increase in revenue over prior year of \$70,995.
- Our Likely hood to recommend is climbing! Our Guest comment scores have been increasing. Year to date we are up in every category. The Staff scores are at a 90%.
- The Brand audit should be coming up in in the next 4 months. We will be ready for all aspects of it.



McGLASHAN HOSPITALITY LLC



Local Community involvement and support

- The hotel has begun assisting the American Red Cross with Families affected by disasters. We have had 3 different families this month.
- Management attended multiple Chamber functions throughout the year.
- The hotel is continuing support of the American Cancer Society.

Yours sincerely,

Euan S. McGlashan
Managing Partner,
McGlashan Hospitality, LLC



McGLASHAN HOSPITALITY LLC

